

003.0

0005

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

994,200 / 994,200

USE VALUE:

994,200 / 994,200

ASSESSED:

994,200 / 994,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
41-41A		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SEQUEIRA ALFREDO & MARIA/TRS	
Owner 2: 41 MAGNOLIA ST REALTY TRUST	
Owner 3:	

Street 1: 97 DARTMOUTH ST	
Street 2:	

Twn/City: MEDFORD	
St/Prov: MA	Cntry
Own Occ: N	

Postal: 02155	Type:
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PREVIOUS OWNER	
Owner 1: SEQUEIRA ALFREDO & MARIA -	
Owner 2: -	

Street 1: 9 HERITAGE WAY	
Twn/City: BURLINGTON	
St/Prov: MA	Cntry

Postal: 01803	
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NARRATIVE DESCRIPTION	
This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2397 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	557,500	4,700	432,000	994,200

Legal Description		User Acct
		3436
		GIS Ref
		GIS Ref
		Insp Date
		08/26/17

 Total Card / Total Parcel
 994,200 / 994,200

Total Card	0.092	557,500	4,700	432,000	994,200	Entered Lot Size
Total Parcel	0.092	557,500	4,700	432,000	994,200	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card:	414.73	/Parcel:	414.73	Land Unit Type:
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 1342!
 !342!

Parcel ID		003.0-0005-0016.0
		Date

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	557,500	4,700	4,000.	432,000	994,200		Year end	12/23/2021
2021	104	FV	532,500	4,700	4,000.	432,000	969,200		Year End Roll	12/10/2020
2020	104	FV	532,600	4,700	4,000.	432,000	969,300	969,300	Year End Roll	12/18/2019
2019	104	FV	399,800	4,700	4,000.	459,000	863,500	863,500	Year End Roll	1/3/2019
2018	104	FV	399,800	4,700	4,000.	334,800	739,300	739,300	Year End Roll	12/20/2017
2017	104	FV	352,900	4,400	4,000.	291,600	648,900	648,900	Year End Roll	1/3/2017
2016	104	FV	352,900	4,400	4,000.	248,400	605,700	605,700	Year End	1/4/2016
2015	104	FV	315,200	4,400	4,000.	243,000	562,600	562,600	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEQUEIRA ALFRED	1484-11		1/11/2016	Convenience		1	No	No	
SEQUEIRA ALFRED	1484-10		1/11/2016	Convenience		1	No	No	
SEQUEIRA ALFRED	1166-161		1/7/1997	Family		1	No	No	F

BUILDING PERMITS										ACTIVITY INFORMATION			
										Date	Result	By	Name
										7/30/2018	Mail Update	MM	Mary M
										8/26/2017	MEAS&NOTICE	HS	Hanne S
										1/29/2009	Meas/Inspect	294	PATRIOT
										9/22/1999	Meas/Inspect	267	PATRIOT
										11/1/1991		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000	Sq. Ft.	Site			0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183

Total SF/SM: 4000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 432,000

Spl Credit

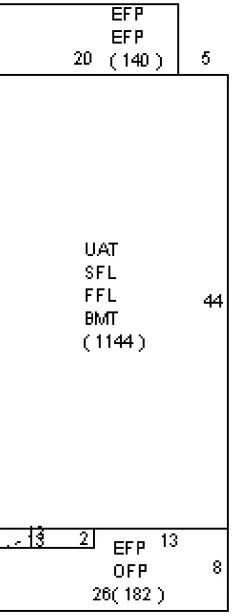
Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:	OF= 2 BMT SINKS.																	
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:																		
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																		
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix: 2	Rating: Average																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Good																				
Color: WHITE	View / Desir:	A Kits:	Rating:																				
GENERAL INFORMATION				OTHER FEATURES																			
Grade: C - Average	Year Blt: 1915	Eff Yr Blt:	Alt LUC:	Fpl:	Rating:																		
Jurisdct: G4	Fact: .	WSFlue:	Rating:																				
INTERIOR INFORMATION				CONDOS INFORMATION				RESIDENTIAL GRID															
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Location:	Total Units:	1st Res Grid	Desc: Line 1	# Units 2																	
Sec Int Wall:	Partition: T - Typical	Floor:		Level	FY LR DR D K FR RR BR FB HB L O																		
Prim Floors: 3 - Hardwood	Sec Floors: 6 - Ceramic Tile	% Own:		Other																			
Sec Int Wall:	Total: 18.6 %	Name:		Upper																			
Partition: T - Typical				Lvl 2																			
Prim Floors: 3 - Hardwood				Lvl 1																			
Sec Floors: 6 - Ceramic Tile	20 %			Lower																			
Bsmnt Flr: 12 - Concrete				Totals	RMs: 10	BRs: 4	Baths: 2	HB															
DEPRECIATION				REMODELING				RES BREAKDOWN															
Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL																	
Functional:	%	Interior:	2	5	2																		
Economic:	%	Additions:																					
Special:	%	Kitchen:																					
Override:	%	Baths:																					
		Plumbing:																					
		Electric:																					
		Heating:																					
		General:																					
CALC SUMMARY				COMPARABLE SALES																			
Basic \$ / SQ: 180.00	Size Adj.: 1.09871793	Rate	Parcel ID	Typ	Date	Sale Price																	
Const Adj.: 0.99186128	Adj \$ / SQ: 196.160																						
Other Features: 111500	Grade Factor: 1.00																						
NBHD Inf: 1.00000000	NBHD Mod:																						
LUC Factor: 1.00	Adj Total: 684900	WtAv\$/SQ:	AvRate:	Ind.Val																			
Depreciation: 127391	Final Total: 557500	Juris. Factor: 1.00	Before Depr: 196.16	Special Features: 0	Val/Su Net: 125.20																		
Depreciated Total: 557509		Final Total: 557500	Val/Su SzAd 238.25																				
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:															
SPEC FEATURES/YARD ITEMS																PARCEL ID 003.0-0005-0016.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1 18X20	A	AV	1925		21.94	T	40	104			4,700		4,700						
More: N				Total Yard Items:				4,700				Total Special Features:				Total:				4,700			
SKETCH																IMAGE				AssessPro Patriot Properties, Inc			
																				AssessPro Patriot Properties, Inc			